



Co-Signor Requirements

A co-signor for an applicant has higher requirements than the tenant applying. The co-signor must have good credit, must be employed or show proof of income from any other source. Income must be sufficient enough to pay their own expenses and the rent of the tenant in the case the tenant fails to do so.

A co-signor cannot be on a fixed income or be dependant on government assistance.

The co-signor would be responsible for all unpaid rent, and any other charges the account incurs.

The co-signor must also complete the guarantee form and have it notarized. This form is not necessary to submit the application but is required prior to lease signing.

The co-signor application fee is \$15.00 and is non refundable.

The application process takes approximately 24 hours. The processing time can be reduced if co-signor submits proof of income along with their application.

I have read and understand the co-signor requirements.

Initial ____



Complete and print
Fields outlined in red are required fields

CO-SIGNOR APPLICATION

Please fill out completely. Missing information will delay approval process.

Applicant's Name: _____

Property Address Co-Signing For: _____
Street City

Rent Amount: _____ **Co-Signor Application Date:** _____

Co-Signor Information:

_____ First name	_____ Middle Name	_____ Last Name
_____ Social Security Number	_____ Date of Birth	_____ Driver License Number
_____ Phone number	_____ Alternate Phone Number	_____ Email Address

Residence History:

Current Residence
 Rent Own

_____ Current Address	_____ City	_____ State/Zip
_____ Landlord Name	_____ Landlord Phone Number	_____ Monthly rent
_____ Lease Start Date	_____ Lease End Date	_____ Reason for leaving

Prior Residence
 Rent Own

_____ Prior Address	_____ City	_____ State/Zip
_____ Landlord Name	_____ Landlord Phone Number	_____ Monthly rent
_____ Lease Start Date	_____ Lease End Date	_____ Reason for leaving

Employment:

_____ Employer	_____ Supervisor Name	_____ Employers Phone Number
_____ Employment Start Date	_____ Monthly Gross Pay	_____ Position

Emergency Contacts:

Primary:

First Name

Last Name

Address

City

Phone Number

Alternate Emergency Contacts

First Name

Last Name

Address

City

Phone Number

I understand that there are no rights to the property until a lease agreement is signed and the first months rent plus full security deposit have been paid. I also understand that falsification of any information on this application will be considered a breach of contract which may lead to eviction from the property and loss of security deposit.

Co-Signor Signature

Date



APPLICANT AUTHORIZATION AND CONSENT FOR RELEASE OF INFORMATION

This release and authorization acknowledges that **SOTO Property Solutions** may now, or any time while I am renting, conduct a verification of my current and previous tenant history, current and previous employment, credit history, contact personal references, and to receive any criminal history information pertaining to me which may be in the files of any Federal, State, or Local criminal justice agency, and to verify any other information deemed necessary to fulfill the Tenant requirements. The results of this verification process will be used to determine tenant eligibility under **SOTO Property Solutions** tenant policies.

I authorize **Background Info USA** and any of their agents, to disclose orally and in writing the results of this verification process to the designated authorized representative **SOTO Property Solutions**.

I have read and understand this release and consent, and I authorize the background verification. I authorize persons, schools, current and former employers, current and former landlords and other organizations and Agencies to provide **Background Info USA** and **SOTO Property Solutions** with all information that may be requested. I hereby release all of the persons and agencies providing such information from any and all claims and damages connected with their release of any requested information. I agree that any copy of this document is as valid as the original.

Applicant Signature

Print Name Clearly

Applicant Signature

Print Name Clearly

Co-Signor Signature

Print Name Clearly

Date: _____



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CO-SIGNOR CONSENT
AND GUARANTEE AS PART OF THE LEASE AGREEMENT

This is to inform SOTO Property Management that I, _____
guarantee the payment of rent for the property located at _____
_____.

Furthermore I/we will guarantee the faithful performance of the terms and conditions
rental agreement (lease) of which this consent form is a part.

Name: _____

Street: _____

City, State, Zip Code: _____

Phone: _____

S.S. #: _____

Date of Birth (mm/dd/yyyy): _____

Signature: _____

STATE OF _____

County of _____ on this _____ day of _____ 20____
before me personally appeared

_____ to me known to be the person described in and who executed the same as free act and
deed.

In testimony whereof, I have hereunto set my hand and affixed my official
seal.

Seal

Notary Public